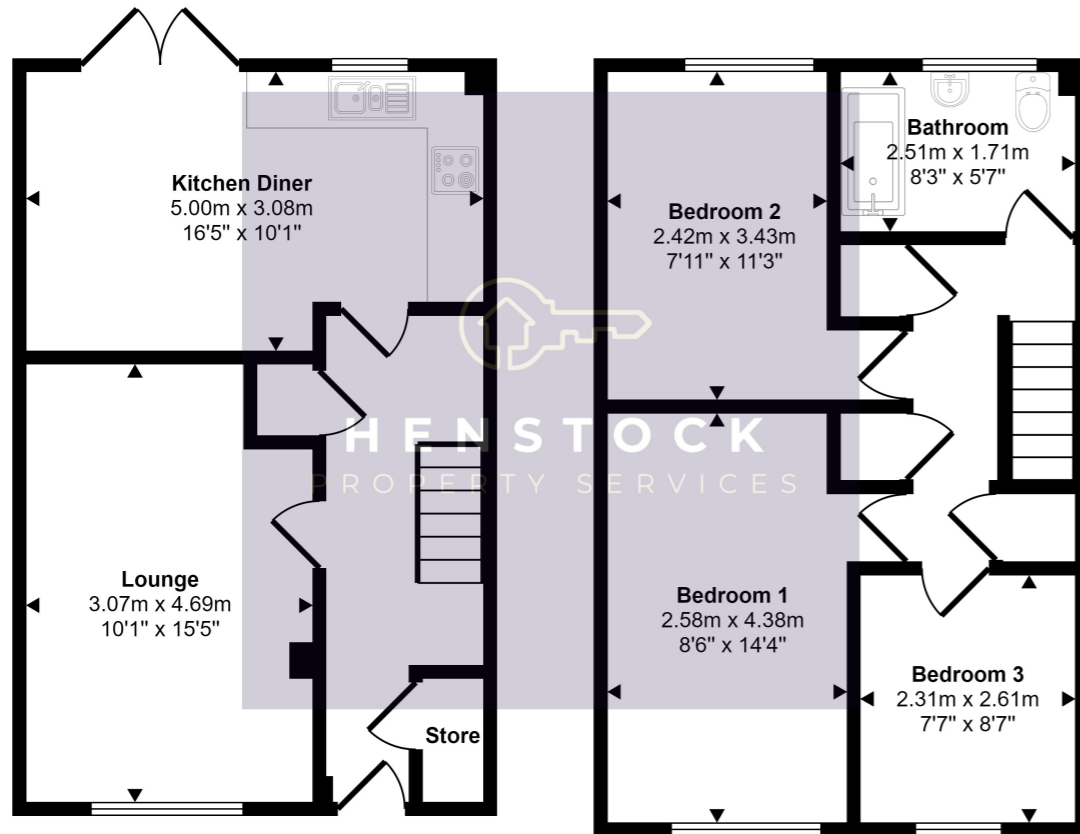




HENSTOCK
PROPERTY SERVICES



Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft

First Floor
Approx 40 sq m / 435 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

26 Brow Avenue, Alkrington, Middleton, Manchester, Lancashire M24 1UL

- 3 BEDROOMED MID TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN
- COUNCIL TAX BAND A
- NO CHAIN
- FREEHOLD

£169,950



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed mid terraced set in this popular residential area. The accommodation briefly comprises; entrance hallway, front lounge, dining area open to fitted kitchen, 3 bedrooms and a bathroom. The property also benefits from gas central heating, uPVC double glazed windows and a rear garden. Well situated close to schools, shops/supermarkets, local everyday amenities, leisure/fitness facilities, good public transport services and minutes from M60 / M62 motorway links.

Ground Floor

Entrance

Hallway with cloakroom, wooden flooring, open spindled staircase, double radiator.

Lounge

3.07m x 4.69m (10' 1" x 15' 5") into recess, stone and wood feature shelving / display, parquet flooring, double radiator.

Kitchen / Diner

5m x 3.08m (16' 5" x 10' 1") into recess, views to rear, modern white units, butchers block style worktops, built in single oven, 4 ring gas hob, 1 1/2 bowl stainless steel sink with chrome mixer tap, part tiled walls, large open dining area, double patio doors to rear garden, double radiator.

Upper floor

Bedroom 1

2.58m x 4.38m (8' 6" x 14' 4") views to front, built in woodgrain effect wardrobes, oak effect laminate flooring, single radiator.

Bedroom 2

2.42m x 3.43m (7' 11" x 11' 3") views to rear, single radiator.

Bedroom 3

2.31m x 2.61m (7' 7" x 8' 7") views to front, single radiator.

Bathroom

2.51m x 1.71m (8' 3" x 5' 7") cream suite comprising; corner bath with wall mounted electric shower, sink, close coupled w.c, fully tiled walls, double radiator.

Exterior

Mainly block paved rear garden with planted borders.

